

Know all Men by these Presents,

014483

That WE, LOUIS N. POULIN and MADELINE M. POULIN, husband and wife, both of the City of Waterville, County of Kennebec and State of Maine, in consideration of one dollar (\$1.00) and other good and valuable considerations

paid by LOUIS H. CHAMPAGNE and ANNE P. CHAMPAGNE, husband and wife,

whose mailing address is 45 Moody Street, Waterville, maine 04901,

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LOUIS H. CHAMPAGNE and ANNE P. CHAMPAGNE

as joint tenants and not as tenants in common, their heirs and assigns forever.

A CERTAIN LOT OR PARCEL OF LAND situate, lying and being on Moody Street, so-called, in the City of Waterville, County of Kennebec and State of Maine and being known as Lot No. 71 according to a certain Plan of Lots known as Cool Street Homesites belonging to the A. F. Hutchinson Land Co., Inc., said Plan having been made by Ernest W. Branch, Civil Engineer, dated July 2, 1923 and recorded in the Kennebec County Registry of Deeds in Plan Book 8, at Pages 76 and 77, respectively. This lot measures thirty (30) feet on Moody Street and is subject to an easement of the Kennebec Water District according to said Plan and to the following restrictions, viz: All buildings must be set back at least fifteen (15) feet from the street line.

The A. F. Hutchinson Land Co., Inc. does not hold itself liable for the enforcement of the aforesaid restrictions.

BEING the same lot or parcel of land conveyed, inter alia, to the said Grantors herein under the names of Louis N. Poulin and Madeline - Poulin under and by virtue of a certain Warranty Deed in Joint Tenancy from Georgianna Champagne dated January 26, 1966 and recorded as aforesaid in Deed Book 1412, at Page 206.

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To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LOUIS H. CHAMPAGNE and ANNE P. CHAMPAGNE

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever, SUBJECT as aforesaid.

And we do ~~renewant~~ with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances ; SUBJECT as aforesaid;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, SUBJECT as aforesaid.

In Witness Whereof, WE, the said LOUIS N. POULIN and MADELINE M. POULIN, husband and wife,

~~and~~

~~husband/wife~~ of the said

joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this fifteenth day of the month of June, A.D. 19 87.

Signed, Sealed and Delivered
in presence of

Louis N. Poulin
.....
Louis N. Poulin
Madeline M. Poulin
.....
Madeline M. Poulin
.....
.....
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.....

State of Maine, County of Kennebec, ss. June 15, 19 87.

Then personally appeared the above named

LOUIS N. POULIN and MADELINE M. POULIN

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Ronald M. Roy

Notary Public
Attorney at Law



Printed Name, Ronald M. Roy

Commission expires: 10/3/93

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